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May 14, 2013

BY HAND

Ms. Linda Finucane
Chief Committee Clerk, Newton Board of Aldermen
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: Petition of Beecher Terrace Homes LLC/22 and 26 Beecher Terrace

Dear Linda,

Enclosed please find an original special permit application together with thirteen packets of information relative to the above matter consisting of the following:

1. A copy of the special permit application.
2. A copy of the zoning review memorandum.
3. An existing conditions site plan entitled "Plan of Land 22 & 26 Beecher Terrace, Newton, Massachusetts" dated May 3, 2012 by Greater Boston Surveying and Engineering.
4. Area Plan dated March 25, 2013 by Greater Boston Surveying and Engineering.
5. Proposed conditions plans entitled "Proposed 5 -Unit Development 22 & 26 Beecher Place" by Greater Boston Surveying and Engineering consisting of seven (7) sheets, each dated March 25, 2013, as follows:
 - Demo & Erosion Control Plan (C-1)
 - Layout & Materials Plan (C-2)
 - Grading & Drainage Plan (C-3)
 - Average Grade Plan (C-4)
 - Utility Plan (C-5)
 - Detail Plan 1 of 2 (C-6)
 - Detail Plan 2 of 2 (C-7).

RECEIVED
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Ms. Linda Finucane
May 14, 2013

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6. Floor Plans and Elevations by Harout Kelian, Architect consisting of seven (7) sheets as follows:
- Basement Plan (A-101) dated March 26, 2013
 - First Floor/Site Plan (A-102) dated May 9, 2013
 - Second Floor Plan (A-103) dated March 26, 2013
 - Third Floor Plan (A-104) dated March 26, 2013
 - Elevations (A-201) dated May 9, 2013
 - Elevations (A-202) dated March 26, 2013
7. Check in the amount of \$750.00 representing the filing fee.

Please feel free to call me if you have any questions respecting the foregoing.

Very truly yours,



Stephen J. Buchbinder

SJB/mer
enclosures

cc: (By Hand, w/enclosures)
Ms. Eve Tapper, Chief of Current Planning, Planning and Development Department
Mr. John Daghlian, Associate City Engineer
Ouida C. M. Young, Associate City Solicitor
(By First Class Mail, w/enclosures)
Assistant Chief Paul Chagnon, Newton Fire Department
Mr. Ara Barsoumian

TO THE HONORABLE BOARD OF ALDERMEN, CITY OF NEWTON:

The undersigned hereby makes application for a permit to build or alter a structure and/or use of a facility as described below in the proposed location in accordance with the provisions of Chapter 30 or any other sections of the City's current Ordinances.

PLEASE REFERENCE SECTION(S) OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

30-5(b)(4); 30-9(b)(5); 30-9(b)(5)a); 30-9(b)(5)b); 30-23; 30-24

PLEASE CHECK ALL REQUESTED APPROVALS THAT APPLY:

- Special Permit/Site Plan
- Site Plan Only
- Extension of Non-Conforming Use(s) and/or Structure(s)
- Amendment of Board Order # _____

STREET 22 and 26 Beecher Terrace WARD 6

SECTION(S) 65 BLOCK(S) 008 LOT(S) 0046 and 0047

APPROXIMATE SQUARE FOOTAGE (of property) 32,836 square feet ZONE R-1

TO BE USED FOR: Four single-family attached dwellings.

CONSTRUCTION: Wood frame construction with masonry foundations, and asphalt shingle roofs.

EXPLANATORY REMARKS: The applicant's proposed development will require a special permit for single-family attached dwellings pursuant to Section 30-9(b)(5), for a waiver from the 10 foot driveway setback requirements of Section 30-9(b)(5)a) and Section 30-9(b)(5)b), and for a retaining wall greater than four feet located within a setback pursuant to Section 30-5(b)(4).

The undersigned agree to comply with the requirements of the Zoning Ordinances and Rules of the Land Use Committee of the Board of Aldermen in connection with this application.

PETITIONER (PRINT) Beecher Terrace Homes LLC

SIGNATURE Stephen J. Buchbinder, ATTORNEY FOR PETITIONER PHONE N/A E-MAIL N/A

ADDRESS 152 Bellevue Road, Watertown, MA 02472

ATTORNEY Stephen J. Buchbinder, Esquire PHONE 617-965-3500 E-MAIL sjbuchbinder@sab-law.com

ADDRESS 1200 Walnut Street, Newton, Massachusetts 02461-1267

PROPERTY OWNER Beecher Terrace Homes LLC

OWNER'S ADDRESS 152 Bellevue Road, Watertown, MA 02472

SIGNATURE OF OWNER Stephen J. Buchbinder, ATTORNEY FOR OWNER

DATE May 14, 2013

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NEWTON CITY CLERK
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Newton, MA 02459

PLANNING AND DEVELOPMENT
DEPARTMENT ENDORSEMENT

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